

**Immanuel Senior Housing
Council Bluffs, IA
Project Overview**

Sponsor/Developer:

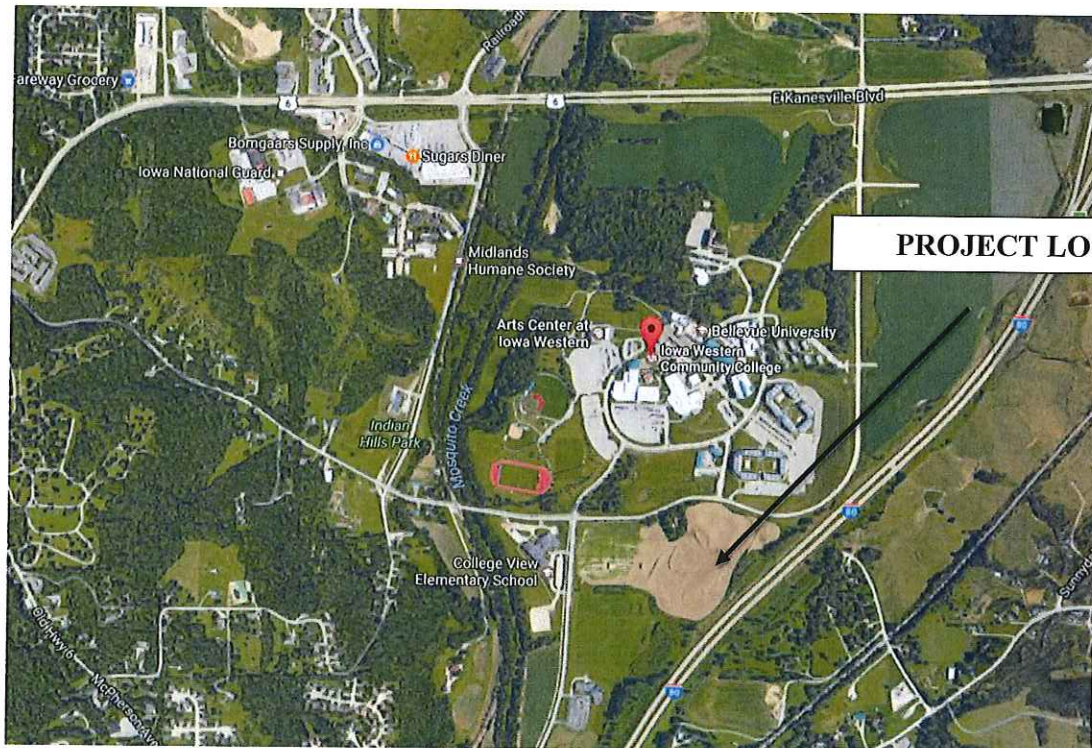
Immanuel
1044 North 115th Street, Ste. 500
Omaha, NE 68154
Scott Bear, V.P. of Finance & Accounting
402-829-2922
SBear@immanuel.com

Rhonda Distefano
V.P. of Construction, Facility Mgmt. & Environmental Services
402-829-2915
rdistefano@immanuel.com

Consultant:

Lightengale Group
140 S. Dearborn St., Suite 1500A
Chicago, IL 60603
Maggy Jares
312.999-9457
maggy@lightengalegroup.com

Map: Site is located south of the College Road and West of I-80, near the Iowa Western Community College campus



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Project Rendering



Property Description

<i>Address:</i>	South of College Road, and west of I-80, Council Bluffs, IA 51503; Pottawattamie County
<i>Census Tract:</i>	317.00
<i>Site:</i>	Site is 12.3 acres total of vacant land; project will use a portion of the overall site
<i>Building Area:</i>	56,700 SF
<i>Target Population:</i>	Independent Elderly, 55 and older

Building Description

<i>Construction Type:</i>	New construction
<i>Number of units:</i>	56
<i>ADA Accessible units:</i>	20
<i>Parking Spaces:</i>	70
<i>Common Area Amenities:</i>	Fitness/Wellness Room, Community Room, Salon, Activity Room

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Project Description:

Immanuel Senior Housing is a proposed fifty-six (56) unit new construction senior development (aged 55 and older) to be located near College Road and I-80 in Council Bluffs, Iowa. Immanuel's goal is to address an affordable housing shortage in Council Bluffs. Based on a recent market survey, the senior population is expected to increase through 2021, and approximately 57.6% of senior renter households have an annual income of less than \$30,000. There are at least three income-restricted senior properties in Council Bluffs. All three are fully occupied with low vacancy rates and long waitlists, signaling a shortage of affordable housing options for local seniors.

The project will consist of twenty-eight (28) one-bedroom units and twenty-eight (28) two-bedroom units. Units will be affordable to individuals between 30% AMI and 60% AMI, which means units will be affordable to seniors with annual incomes between \$15,750 and \$36,000. The proposed unit mix and rent schedule is as follows:

Unit and Site Amenities

Immanuel Senior Housing's design allows for an abundance of social space. The building's design includes the main lobby, community room, salon, manager's office and storage. Resident support spaces include additional community space on each floor, a wellness room and staff offices on the first floor and an activity room on the third floor. The building will also offer storage lockers and a trash/recycling room. At least thirty-five percent (35%) of the building will be fully accessible for those with physical disabilities. There is a second phase planned and there will be a no-smoking on the entire campus.

Units will be cable ready. All bedrooms and living rooms will have wall-to-wall carpet. Bathrooms will have ceramic tile and kitchens will have vinyl flooring. Appliances will include dishwasher, refrigerator/freezer, microwave, electric range/oven, fan/hood/light, and a stainless-steel sink. All units will have an in-unit washer and dryer. Windows will have faux wood blinds and kitchens will include wood cabinets and laminate counters. Bathrooms will include vertical grab bars in the bathtub/shower and lever door hardware throughout the unit.

The building will include automatic fire sprinklers, a fire alarm and smoke detectors. With regards to the interior paints, primers, adhesives, caulks and water heaters, the building will incorporate a variety of environmentally friendly products and features. Further, the building will also abide by strict green and energy efficiency standards, including a Home Energy Rating Systems (HERs) rating of 62 or less.

Time Line

Apply for Low Income Housing Tax Credits	November 2017
Finance Closing/Begin Construction	Summer 2018

Development Team

The owner has assembled an experienced development team. Each team member has vast LIHTC experience, and brings unique knowledge to the project. The team members are as follows:

Owner/Developer/Property Manager: Immanuel is an experienced developer, owner, manager of senior living communities including independent, assisted, memory support and long-term care housing. Immanuel has been serving the greater Omaha area for more than 125 years. Immanuel is a member of

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Lutheran Services in America (LSA), one of the largest health and human services networks in the country. The LSA network includes more than 300 members and touches the lives of 1 in 50 people each year in thousands of communities across the U.S. and the Caribbean. Immanuel currently operates Immanuel Pathways of Southwest Iowa located at 1702 North 16th Street in Council Bluffs. This non-profit Program of All-Inclusive Care for the Elderly (PACE) offers a complete health plan for eligible individuals and serves Mills, Harrison and Pottawattamie counties.

There are thirteen people on Immanuel's executive team and the two main project contacts, Scott Bear and Rhonda Distefano each have extensive experience in finance, construction and management. Scott is the V.P. of Finance and Accounting and has a strong background in healthcare finance. He has nearly 13 years of experience in strategic, operational and financial planning and budgeting. He served on the board of (LFMA) Lutheran Financial Managers Association and is currently a member. Rhonda is the V.P. of Construction, Facilities Management and Environmental Services and has nearly 30 years of experience in commercial construction and is a past board member of Habitat for Humanity.

General Contractor: Lund-Ross Constructors Lund Ross Constructors is a local construction company established 35 years ago. They have built 54 projects, totaling over 2,400 units involving Low Income Housing Tax Credits in seven states, including Iowa. Their understanding of the process and demands of this project type are unparalleled in this market. LR has worked often in Council Bluffs, including recent housing projects, and has an excellent relationship with the city staff and local subcontractors. LR completed the Immanuel corporate offices renovation.

Architect: Holland Basham – the firm was established in 1989 and consists of 40 design professionals. This full-service design firm has experience in health care, education, hospitality, commercial, retail and multi-family housing. The residential projects have included apartment buildings, mixed use residential-retail, new construction and rehab. Holland Basham is well-known in the region for design of multi-family housing facilities, including affordable housing. A majority of its multi-family portfolio has sought funding from IFA, NIFA, Block Grant Funding and Historic Tax Credits. HBA understands the need for affordable, low-income housing in the city of Council Bluffs, Iowa.

The expertise and services to be provided for this project include master planning, building programming, architectural design and construction administration, landscaping and interior design and finishes. The HBA team includes long-time engineering consultants whose portfolios include multi-unit housing projects.

Financial Consultant: Lighten-Gale Group (LGG), a consulting firm in business since 1999, has extensive experience in coordinating financing and project management services related to the development of affordable, market rate and mixed income housing. LGG specializes in multi-family affordable housing but also coordinates other creatively financed projects. LGG is coordinating all the private and public financing for this project. LGG has extensive experience with LIHTCs in Iowa.



August 15, 2017

City of Council Bluffs
Attn: Rose Brown
209 Pearl Street
Council Bluffs, IA 51503
Phone: (712) 328-4629

**RE: New Horizon Subdivision, Replat 2, Lots 1 thru 4
Immanuel Planned Residential Development Plan
LETTER OF INTENT**

Ms. Brown,

Please accept this as the letter for the Planned Residential Overlay for the Immanuel Senior Living facility which will consist of Lots 1 thru 4. The Immanuel development will be constructed in phases starting with Building 1 and ending with Building 3. An access easement will be granted across the front entry drive for each lot.

Private storm sewer is planned to route runoff from the Immanuel development to on-site dry detention basins which will treat the stormwater prior to being discharged downstream. A regional detention pond will be constructed on Outlot B which is intended to detain the stormwater runoff for the entire development (Immanuel as well as the townhouse portion).

Sanitary and water services are currently within College Road but do not span the entire frontage of the proposed Immanuel development. The extension of each service is being proposed only to the edge of each phase as they are developed. Phase A2 and A3 may not be developed for some time and the extension of these utilities would not be recommended.

On-site drive pavement will consist of 7" thick P.C.C. pavement while the parking stalls are proposed to be 6" thick P.C.C. pavement. The sidewalks are proposed to be 5' wide and 4" thick.

Please feel free to contact us with any questions comments, or concerns. We may be able to provide more information if requested. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lucas Weatherly'.

Lucas Weatherly, PE